

Newbury

Policy HSA 1

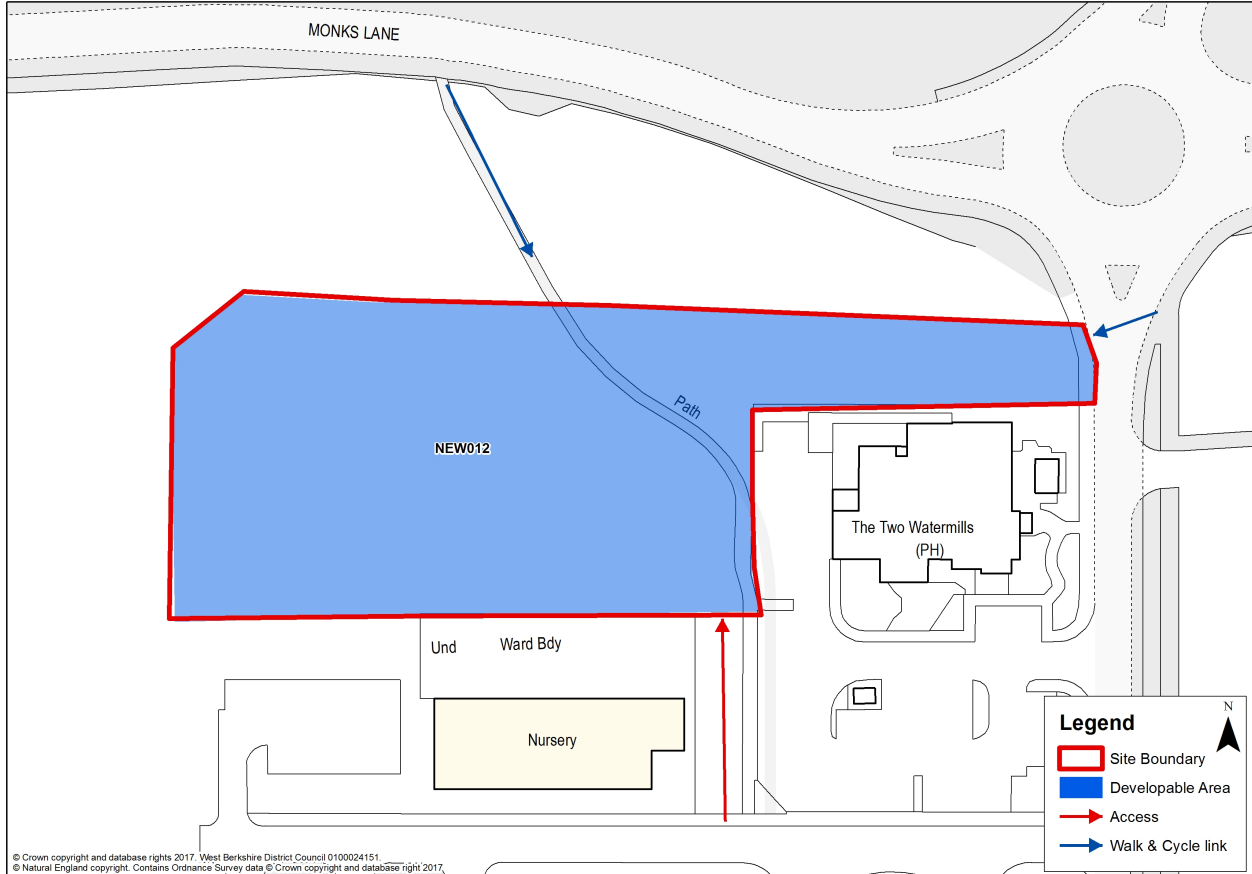
Land north of Newbury College, Monks Lane, Newbury (site reference NEW012)

This site has a developable area of approximately 0.5 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 15 dwellings.
- Accessed via the west of the public house onto Monks Lane via the existing roundabout.
- Informed by an air quality survey that will advise on any necessary mitigation measures.
- Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
- A development design and layout that includes the following measures:
 - Sensitively designed to enhance the gateway into Newbury from the south.
 - Takes into account the development proposals for Sandleford Park and a new primary school to the south of the Newbury College site.
 - Traffic calming and road safety measures to avoid conflict with users of Newbury College.
 - Linkages into existing footpaths and cycleways.

2 Housing Sites

Land north of Newbury College, Monks Lane, Newbury - Policy HSA1



Delivering and Monitoring - Policy HSA1

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.